

Chapter 9
Capital Improvements Element
5/2008

GOAL	Gulf County will provide adequate public facilities based on LOS standards for both existing and future populations consistent with the availability of financial resources.
OBJECTIVE 1.1	Capital Improvements will be implemented as necessary to correct existing deficiencies in public facilities identified in this plan, and to serve projected future growth, in accordance with an adopted Capital Improvements Plan.
POLICY 1.1.1	The Capital Improvements Element shall consider only those facility types required in Rule 9J-5 F.A.C., which are Transportation, Sanitary Sewer, Potable Water, Solid Waste, Drainage, and Parks and Recreation.
POLICY 1.1.2	The County will include projects identified in the other Comprehensive Plan Elements in a Five-Year Schedule of Capital Improvements which will be updated annually.
POLICY 1.1.3	The Capital Improvements Element will be utilized in preparing the County's annual budget, which includes not only the facility types identified in Policy 1.1.1, but also other facility types necessary for the public health, safety, and welfare of the community.
POLICY 1.1.4	The Capital Improvements Element shall include public facility improvements that are in excess of \$10,000 and/or that are non-recurring.
OBJECTIVE 1.2	Expenditures of public funds that promote land development in Coastal High Hazard Areas (<u>CHHA</u>) shall be limited as described in the Coastal Management Element of this Plan.

POLICY 1.2.1	County expenditures for infrastructure improvements in the CHHA will be limited to those necessary to protect human health and/or safety, and/or those necessary to protect environmental quality.
OBJECTIVE 1.3	Development orders and building permits will be issued contingent upon the availability of adequate public facilities, based on adopted levels of service.
POLICY 1.3.1	<p>The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan:</p> <ul style="list-style-type: none"> • Traffic Circulation • Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer • Recreation and Open Space
OBJECTIVE 1.4	Future development will bear a proportionate cost of facility improvements needed to maintain adopted levels of service standards.
POLICY 1.4.1	The County will ensure that future development bears a proportionate cost of the facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.
POLICY 1.4.2	Gulf County will continue to monitor the feasibility of implementing impact fees, or similar mechanisms, to assure the provision of adequate public facilities, concurrent with development impacts.
POLICY 1.4.3	The Port of Port St. Joe will bear the costs of public facility improvements associated with port development or necessitated by port development to maintain adopted levels of services.
OBJECTIVE 1.5	The County shall manage its fiscal resources in order to ensure that Capital Improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five-Year Schedule of Capital Improvement.

POLICY 1.5.1	The County shall adopt a Capital Budget at the same time that it adopts its Annual Operating Budget. The Capital Budget shall include those projects necessary to maintain the adopted levels of service set forth in Policy 1.3.1.
POLICY 1.5.2	<p>The following criteria will be used to evaluate projects for inclusion in the Five-Year Schedule of Capital Improvements:</p> <ul style="list-style-type: none"> • the relationship to individual elements of the Comprehensive Plan; • the elimination of public hazards; • the elimination of existing capacity deficiencies; • the impact on the annual operating and capital budgets; • location in relation to the Future Land Use Map; • the accommodation of new development and redevelopment facility demands; • the financial feasibility of the proposed project; and • the relationship of the improvements to the plans of State agencies and the Northwest Florida Water Management District.
POLICY 1.5.3	The debt service implications of the Five-Year Schedule of Capital Improvements will be evaluated as part of the Monitoring and Evaluation of the Capital Improvements Element on an annual basis.
POLICY 1.5.4	The County will address the renewal and replacement of public facilities in the Five-Year Schedule of Capital Improvements.